

FOR SALE

6000 Monterey Rd

**6000 MONTEREY RD
LOS ANGELES, CA 90042**

PROPERTY TYPE

Land

LOT SIZE

18,161 SF

SALE PRICE

\$3,250,000

ZONING

LAC4

PROPERTY HIGHLIGHTS

- Rare Investment/Development Opportunity
- Unique 18,161 square foot commercial lot
- Prime corner location at Monterey and 60th
- Strategic and innovative development potential
- Located in the lively neighborhood of Hermon
- Adjacent to Downtown LA, South Pasadena, Glendale, and Eagle Rock
- APN: 5312-027-045

For more information, please contact:

Lex Yoo

Senior Managing Director
CA RE Lic. #01879695
t 213-537-9691
lex.yoo@nrmk.com

Brent Koo

Senior Managing Director
CA RE Lic. #01915382
t 213-503-0606
brent.koo@nrmk.com

555 S. Flower ,Ste. 3550
Los Angeles, CA 90071

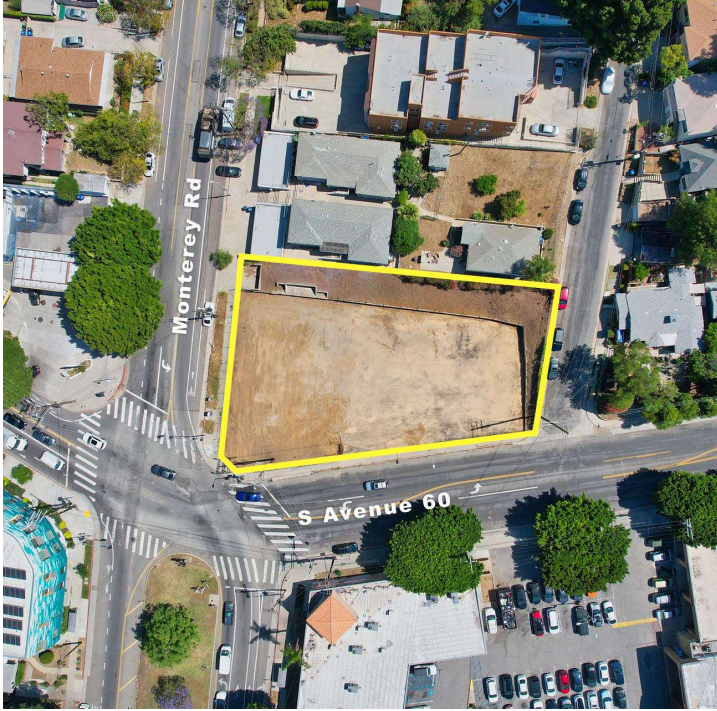


NEWMARK

Corporate License #01355491

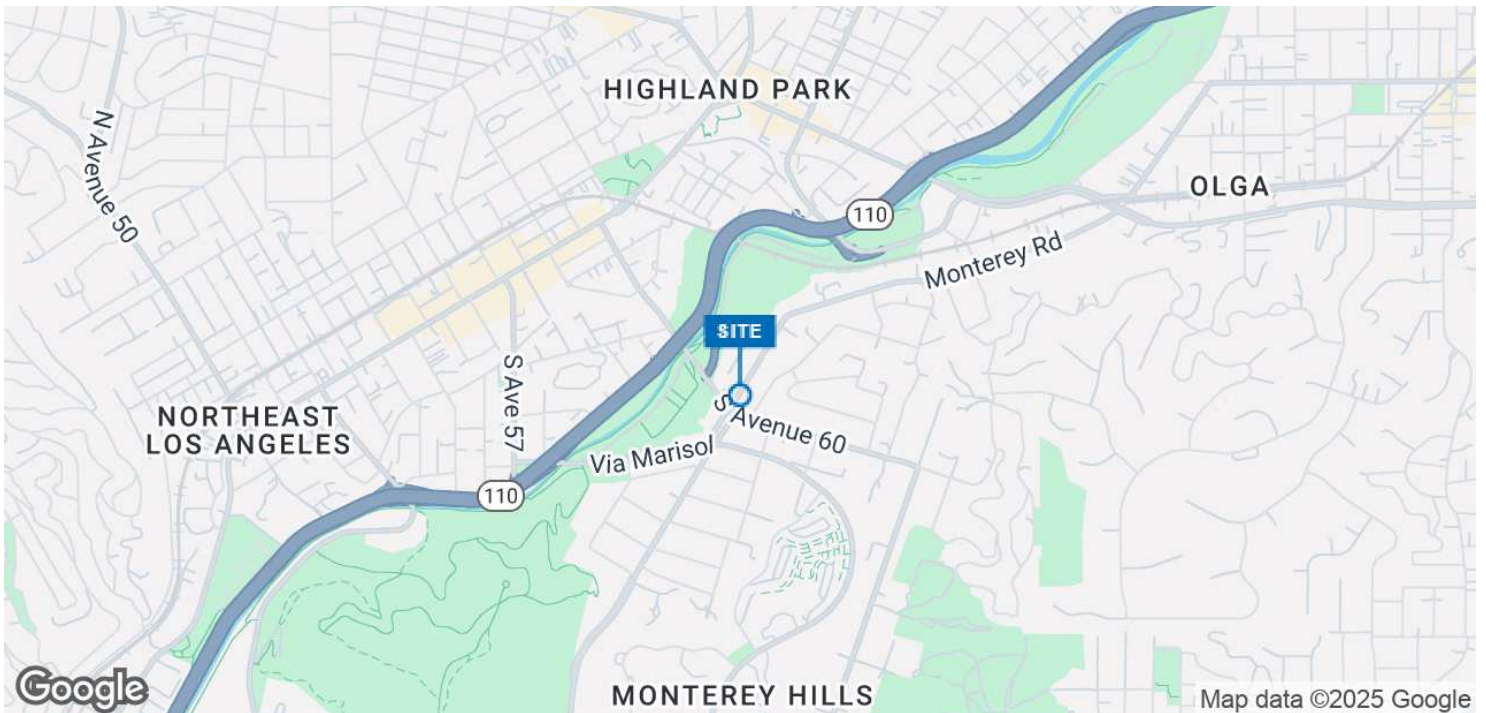
The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

6000 MONTEREY RD / LOS ANGELES, CA 90042



PROPERTY DESCRIPTION

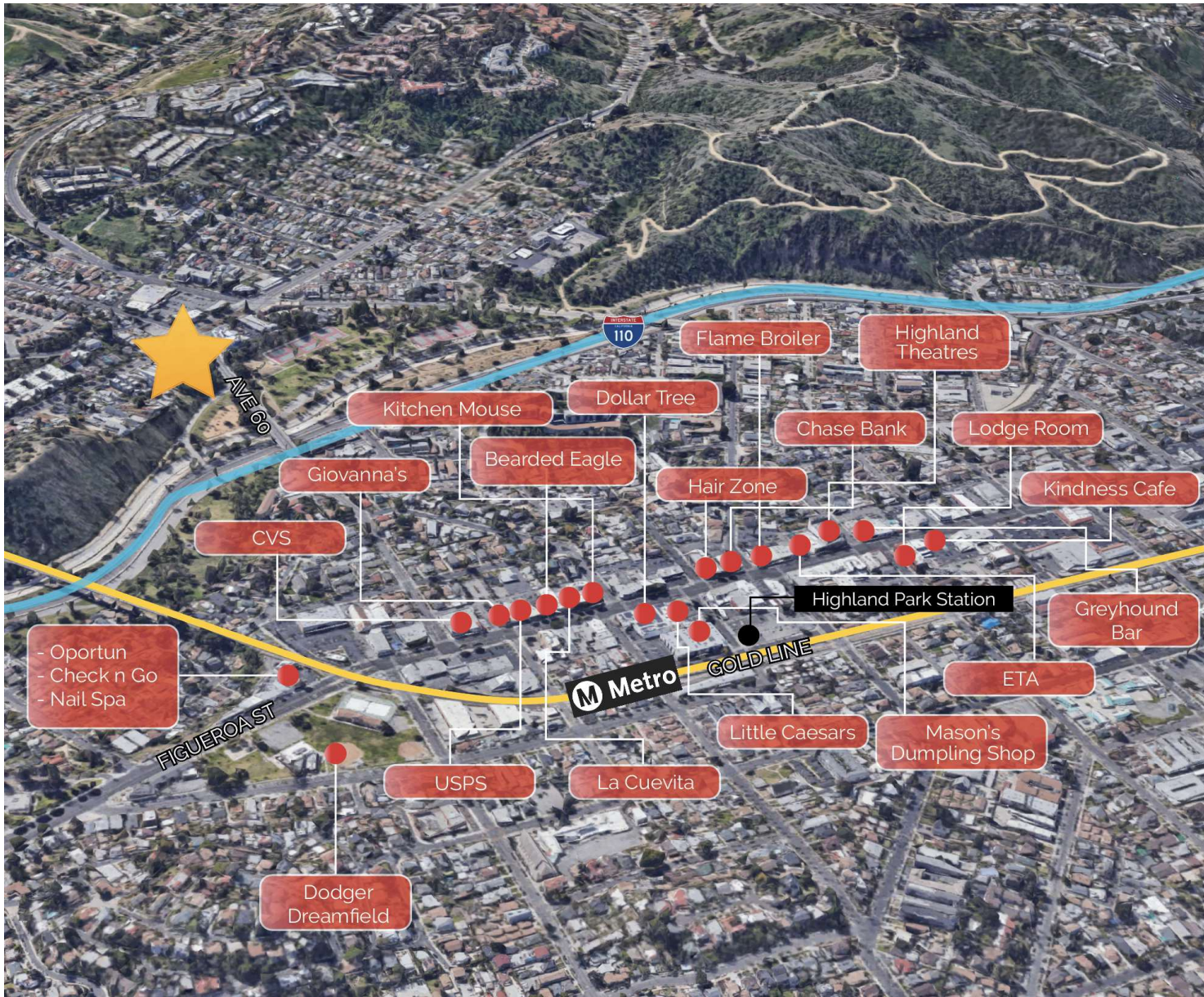
Introducing an exceptional investment opportunity at 6000 Monterey Rd, Los Angeles, CA. This unique 18,161 square foot commercial lot, located at the prime corner of Monterey and 60th, offers a rare chance for a strategic land/retail investor. With its C4 zoning, this property presents incredible potential for a mixed-use development in the lively neighborhood of Hermon. Immediate access to the 110 freeway and close proximity to the Metro Gold Line - Highland Park Station make this lot a strategic and innovative investment opportunity. Don't miss out on the chance to shape the future of this promising location.



555 S. Flower ,Ste. 3550
Los Angeles, CA 90071

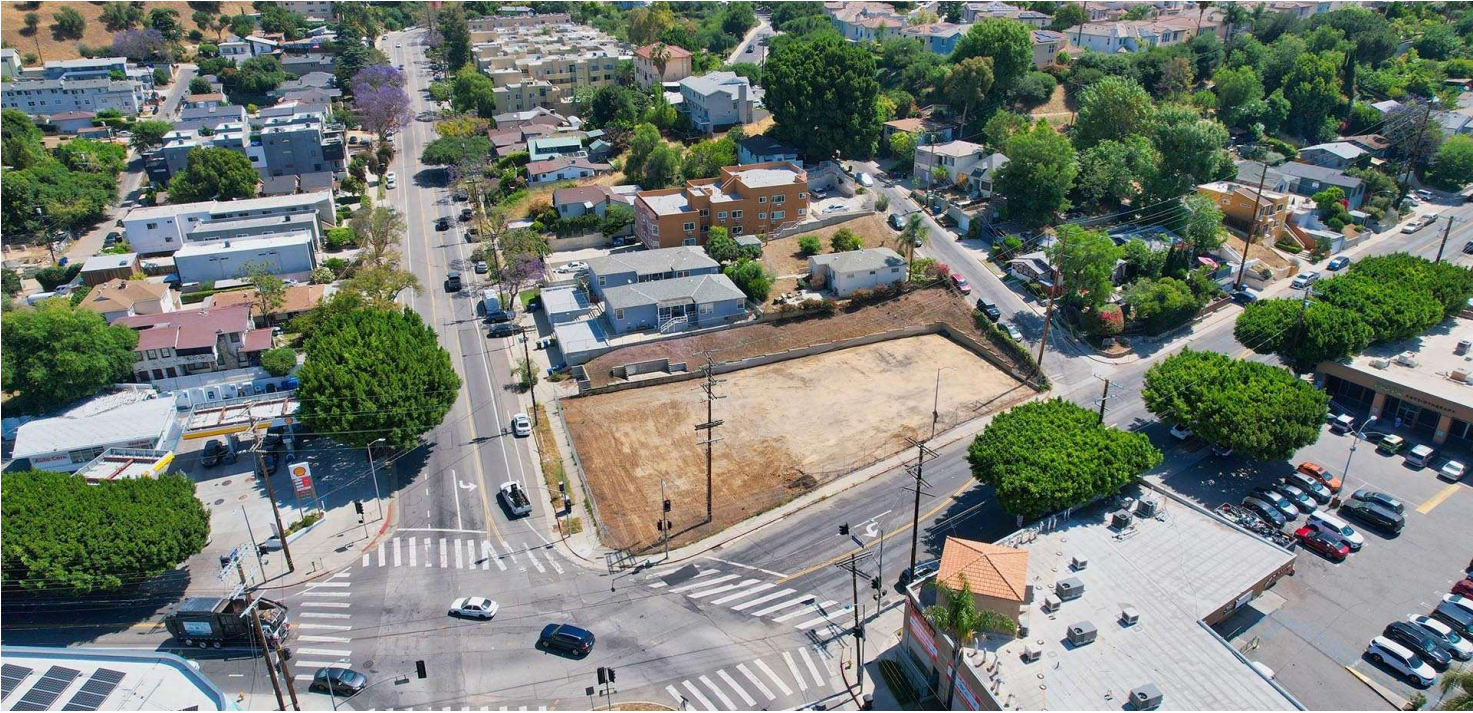


NEWMARK



555 S. Flower ,Ste. 3550
Los Angeles, CA 90071





555 S. Flower ,Ste. 3550
Los Angeles, CA 90071





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,236	243,523	704,043
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,753	87,283	255,378
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$128,352	\$128,445	\$115,810
Average House Value	\$1,107,618	\$1,103,034	\$1,040,019

Demographics data derived from AlphaMap

555 S. Flower ,Ste. 3550
Los Angeles, CA 90071



nmrk.com